

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
APRIL 16, 2013
5:07 P.M.**

CALL TO ORDER

Mayor Hovland called the meeting to order at 5:07 p.m. in the Community Room of City Hall.

ROLL CALL

Answering roll call were Members Bennett, Brindle Sprague, Swenson and Mayor Hovland.

Planning Commissioners attending were: Ken Potts, Michael Fischer and Kevin Staunton. Mr. Staunton entered the meeting at 5:30 p.m.

Staff attending the meeting included: Jennifer Bennerotte, Communications & Technology Services Director; Wayne Houle, Director of Engineering; Ari Klugman, City Manager Intern; Karen Kurt, Assistant City Manager; Scott Neal, City Manager; Bill Neuendorf, Economic Development Manager; Brian Olson, Public Works Director and Cary Teague, Community Development Director. City Consultant Bruce Jacobson was also in attendance.

Mayor Hovland said the meeting would focus on two topics: a sketch plan review of the Pentagon Park/Gateway District and the Grandview District next steps.

PENTAGON PARK SKETCH PLAN

Community Development Director Teague noted in 2008 the City Council had approved a rezoning of the 43-acre Pentagon Park to a Mixed Development District 6 (MDD-6) and approval of an Overall Development Plan for the site. Mr. Teague explained part of that approval process included an Alternative Urban Areawide Review (AUAR) environmental study which must be updated every five years. To date, none of the proposed new development has occurred and the AUAR was being updated by Hillcrest Development, current owner of the property. He introduced Scott Tankenoff, Hillcrest Development, who was looking for comments from the Council and Planning Commission on a potential "Density Transfer Concept", potential revision to the Overall Development Plan and a potential roadway that would connect Edina Industrial Boulevard to 77th Street.

Mr Tankenoff explained that Barr Engineering was interested in a particular site and the proposed changes were necessary to accommodate their preferred site. The Council expressed concerns over the proposed height increases, the density transfer and potential roadway along the Fred Richards Golf Course. The consensus among Council was to not allow the shift to happen in a manner that would jeopardize future meaningful residential redevelopment along the ring of land bordering Fred Richards, especially with an entire neighborhood of single family homes just north of the site. The Council did state it would support a denser office use along 77th St, where the infrastructure was already in place to support the use, and where an office park could serve as a "buffer" to the interior ring of residential use along Fred Richards.

GRANDVIEW NEXT STEPS

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Economic Development Manager Neuendorf sought direction for a Phase II process for the Grandview District Redevelopment, following up on the highly successful Phase I community-based process that resulted in the Grandview District Redevelopment Framework. Following discussion of the Council and Planning Commissioners, it was determined that in Phase II, the plan would be to send out an RFI (Request for Information) allowing developers to submit proposals for redevelopment of the public works site that aligned with the principles espoused in the Framework. Further, a ten-member Community Advisory Team (CAT) would be appointed to review RFI's and, later, to review development plans. The CAT would consist of one district business owner, one district property owner, two neighborhood representatives, two community at-large representatives, one Edina Transportation Commission member, one Park Board member, and two Planning Commission members. In early 2014, full plans would be developed, followed by the CAT's review and recommendation to the Council.

Mayor Hovland declared the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Debra A. Mangen, City Clerk

Minutes approved by Edina City Council, May 7, 2013.

James B. Hovland, Mayor